



Justification Letter

September 15, 2006

City of Las Vegas
Current Planning
731 S. Fourth St.
Las Vegas, NV 89155

Attention: **Doug Rankin**
Planning Supervisor

RE: Justification letter for Site Design Review
Nellis / Bonanza Retail APN #140-32-517-003

We would like to submit a request for a Site Design Review to allow an in-line commercial / retail development. This project is located on approximately 1.24 +/- gross acres, generally located on Nellis Boulevard and Bonanza Road. The site is currently zoned C-2, with the main access off of Nellis Boulevard. To the north and south is C-2, to the west is R-3 and across Nellis Boulevard is all Clark County zoned C-1.

The project is a typical strip center development with Panda Express being one of the tenants. We like the site for retail and restaurant because the whole strip has strong synergy for retail, great traffic, high density, and great demographic. We believe the tenant mix will be quick service restaurant, phone & electronic service, hair service, and/or financial service. The center will provide some new concept for the retail strip and add value to the customers for their convenience and choice.

Proposed new retail building colors and design are in conformity with the surrounding building vernacular. The architectural style will complement without overpowering the surrounding retail center complex. We implemented such design features such as outdoor plaza with seating, enhanced paving design, and long queuing line for the drive-thru so that the cars will not spill into main parking traffic or public street. The refuse area is enclosed by 6 feet of CMU wall with exterior plaster to match the building. With these designs, we will maintain in such manner that there will be no negative impact on the surrounding community.

Thank you in advance, please call me if you should have any questions or require additional information.

Sincerely,

Robert Liu

Robert C. Liu, AIA

Cc: Gerold Chong
David Luo – CFT Development

SDR-16954
12/07/06 PC